108.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,400 / 824,400
					USE VALUE:	824,400 / 824,400
					ASSESSED:	824,400 / 824,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
410		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDRASAGRA ANTHONY
Owner 2:	SANDRASAGRA VINOTHINI
Owner 3:	
Street 1:	410 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DANIELSON MARIA A -
Owner 2:	-
Street 1:	410 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,477 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Stucco Exterior and 2548 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10477.000	310,400		514,000	824,400
Total Card	0.241	310,400		514,000	824,400
Total Parcel	0.241	310,400		514,000	824,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.55 | /Parcel: 323.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	69106
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!8489!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,400	0	10,477.	514,000	824,400	824,400	Year End Roll	12/18/2019
2019	101	FV	297,200	0	10,477.	514,000	811,200	811,200	Year End Roll	1/3/2019
2018	101	FV	297,200	0	10,477.	440,600	737,800	737,800	Year End Roll	12/20/2017
2017	101	FV	297,200	0	10,477.	411,200	708,400	708,400	Year End Roll	1/3/2017
2016	101	FV	297,200	0	10,477.	352,500	649,700	649,700	Year End	1/4/2016
2015	101	FV	249,000	0	10,477.	315,800	564,800	564,800	Year End Roll	12/11/2014
2014	101	FV	249,000	0	10,477.	292,300	541,300	541,300	Year End Roll	12/16/2013
2013	101	FV	249,000	0	10,477.	278,700	527,700	527,700		12/13/2012

PRINT

Date	Time
12/10/20	23:03:43

LAST REV

Date	Time
08/13/19	09:02:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANIELSON MARIA	1371-83		7/15/2009		521,000	No	No		
	903-54		4/1/1978		75,000	No	No		Y

USER DEFINED

Prior Id # 1:	69106
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
3/3/2009	Meas/Inspect	163	PATRIOT
4/5/2000	Inspected	276	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10477		Sq. Ft.	Site		0	70.	0.70	4									514,018						514,000	

Total AC/HA: 0.24052 | Total SF/SM: 10477 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,018 | Spl Credit | Total: 514,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.29102564
Const Adj.:	1.00300002
Adj $ / SQ:	123.015
Other Features:	118394
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421800
Depreciation:	111355
Depreciated Total:	310444

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

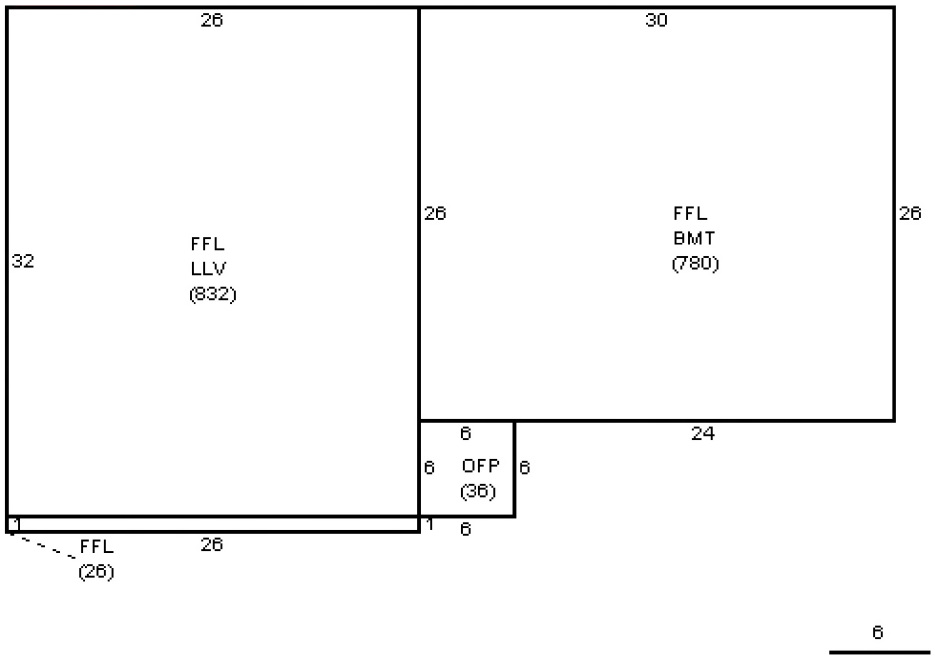
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	123.02
Special Features:	0	Val/Su Net:	94.46
Final Total:	310400	Val/Su SzAd	189.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,638	123.020	201,499
LLV	Lower Level	832	65.740	54,693
BMT	Basement	780	58.490	45,625
OFP	Open Porch	36	44.130	1,589
	Net Sketched Area:	3,286	Total:	303,406
Size Ad	1638	Gross Are	3286	FinArea 2548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
LLV	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	